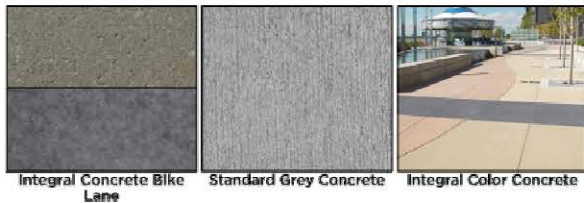


CONCRETE



PRE-CAST CONCRETE



AMENITIES



The Village at Totem Lake

CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc. • Landscape Architect

HARDSCAPE MATERIAL SUMMARY FINISH & SCHEDULE

WOOD

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKAGE



COLORED ASPHALT



Design Guidelines

Village at Totem Lake

Project Goal:
To completely transform an antiquated retail center at what has evolved into a primary trade node in north Kirkland, along the I-405 corridor, into a signature mixed-use development.

Project Summary:
The Village at Totem Lake will become a dynamic mixed-use project focused on expanded retail offerings, a new market, restaurants and cafes, entertainment and upmarket residential.

Program Objectives:
To re-establish the core of what has become the Totem Lake business district, with a semi-regional retail and mixed-use complex to create a vibrant, pedestrian-oriented village center. The redevelopment of The Village at Totem Lake will provide the Kirkland community with retail and restaurant offerings not presently represented in the city. It will also showcase a significant upmarket residential community that will benefit from the proximity to these new amenities and the nearby regional transit center and medical complex.

Project Phasing:
In order to move this project along in a timely manner, phase one is focused on the lower existing mall site, primarily driven by some strategic relocations needed to maintain certain existing tenants. This essentially creates, what CenterCal believes would be a slight delay on starting a phase two, which is presently the site of the upper mall. This area is expected to be begin development almost in parallel to the phase one effort, but may take slightly longer to complete.

Development Plan:
The rebuilt Village at Totem Lake envisions a high quality mixed use village with emphasis on vibrant streetscapes, public spaces with amenities that tie together the retail, restaurants and cafes, residents as well as employees on site and the adjacent medical offices and hospital. Centercal will create stylish pedestrian oriented architecture using high quality materials and details including brick, precast, stone, and cementitious siding integrated into a timeless combination of architecture. The building design will provide a variety of shapes and sizes that will incorporate individual tenant storefronts within a strong Centercal design standards and internal review process.

The Village at Totem Lake
CenterCal Properties, LLC · Developer
Antunovich Associates · Architect
Lifescapes International, Inc · Landscape Architect

DESIGN GUIDELINES & DRB COMMENTS

Buildings A, B, K, L, and M Objectives

Village at Totem Lake

BUILDINGS

1. Please focus in on building elevations and indicate specific materials in relationship to the elevations.
2. Please clearly indicate façade jogs or change in plane.
3. Please clearly indicate elevation direction and key buildings to a master key.
4. Please indicate final Whole Foods design.
5. Indicate mechanical screening for Whole Foods roof top equipment.
6. Indicate elevation heights on all elevations.

General Concepts/Concerns:

- A. Compliance with Design Guidelines and Approved Conceptual Master Plan.
- B. Need to start considering the “front” of the project at 120th.

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lifescapes International, Inc. - Landscape Architect

BUILDING A - RENDERING



BUILDING A SOUTH ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN



BUILDING MATERIALS

The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

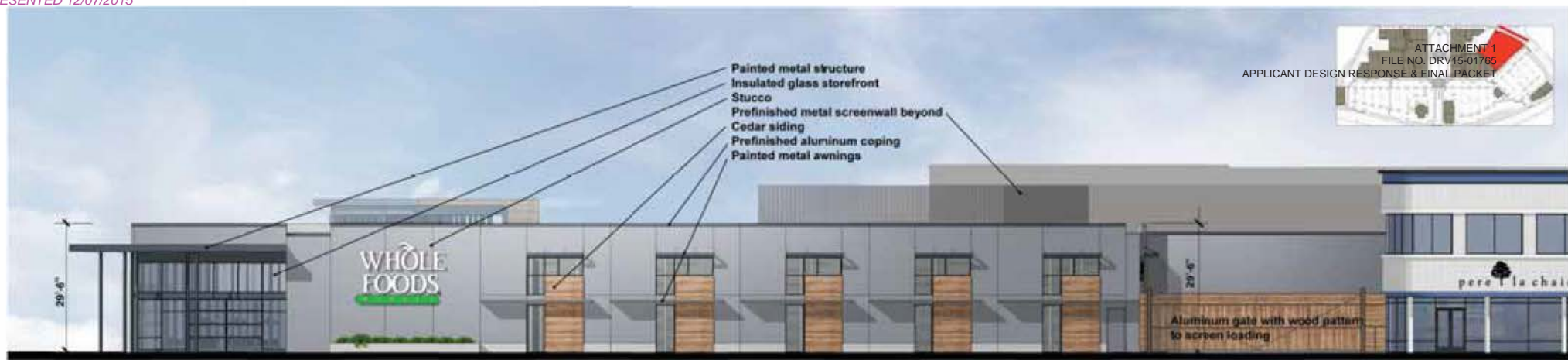
BUILDING A - SOUTH ELEVATION



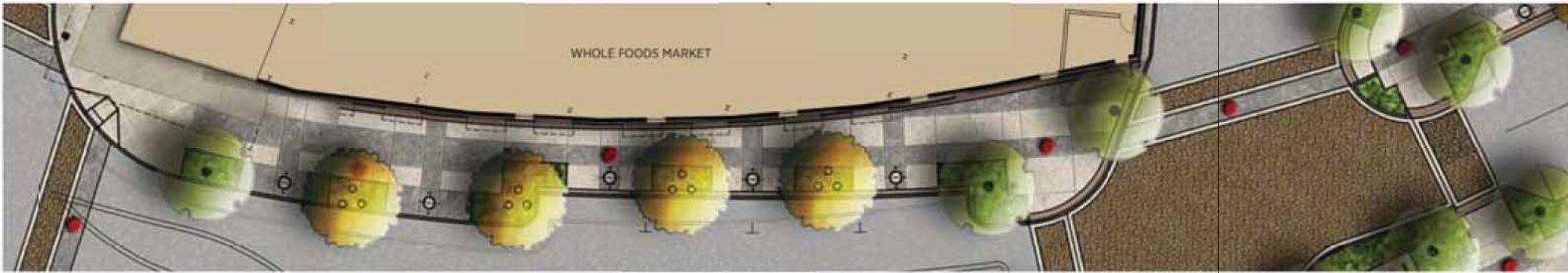
The Village at Totem Lake

CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lifescapes International, Inc. - Landscape Architect

BUILDING A - RENDERING



BUILDING A EAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1:20



BUILDING MATERIALS

The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

BUILDING A - EAST ELEVATION



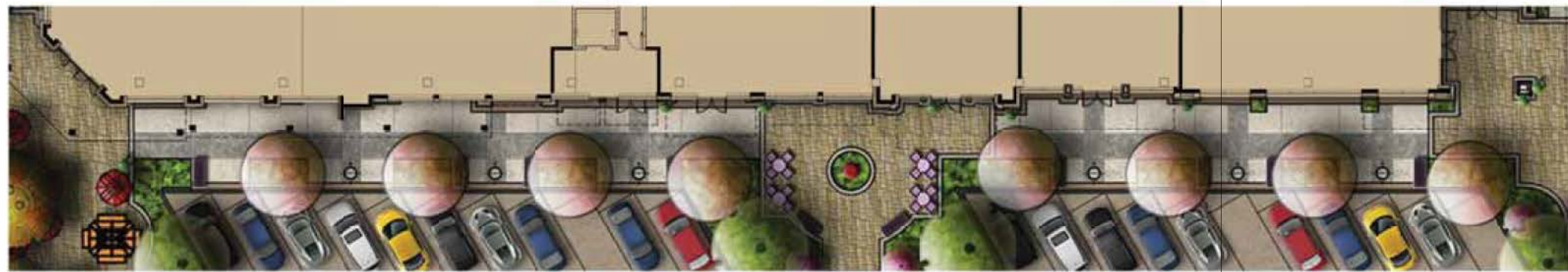
The Village at Totem Lake

CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lifescapes International, Inc. - Landscape Architect

BUILDING B - RENDERING



BUILDING B NORTHWEST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1:20



BUILDING MATERIALS

The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

BUILDING B - NORTHWEST ELEVATION



The Village at Totem Lake
CenterCal Properties, LLC Developer
Antunovich Associates Architect
Lifescapes International, Inc. Landscape Architect

BUILDING B - RENDERING

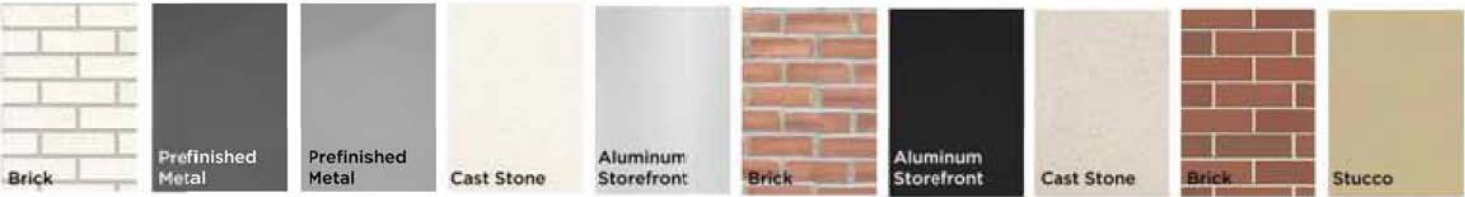


BUILDING B SOUTHWEST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1:20



BUILDING MATERIALS

The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

BUILDING B - SOUTHWEST ELEVATION

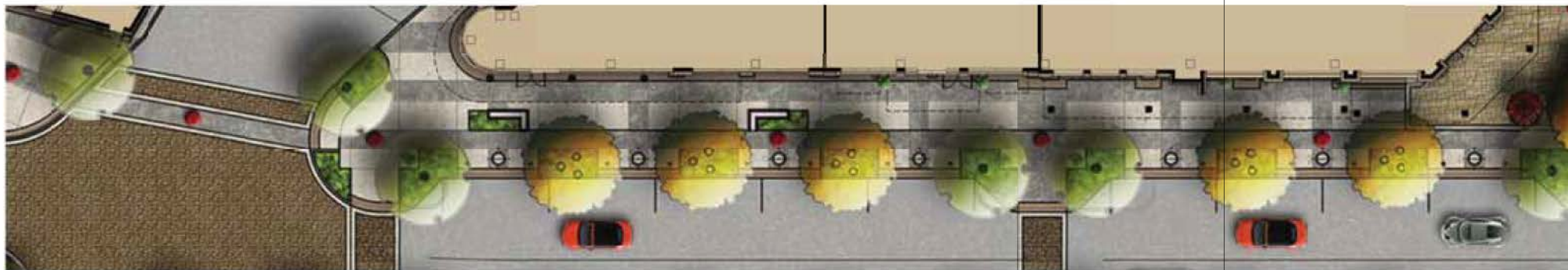


The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lifescapes International, Inc. - Landscape Architect

BUILDING B - RENDERING



BUILDING B NORTHEAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1:20



BUILDING MATERIALS

The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

BUILDING B - NORTHEAST ELEVATION

APPENDIX C:

BUILDINGS A & B

BUILDING K

BUILDING M

LOADING DOCK FOR BUILDINGS A & B



THE VILLAGE AT TOTEM LAKE

Mixed-Use Development
Kirkland, Washington

CenterCal Properties, LLC - Developer
Antonovich Associates - Architect
Lifescapes International, Inc - Landscape Architect

SUBMITTAL DATE : 12/21/15
PRESENTATION DATE : 01/04/16

DESIGN REVIEW BOARD SUBMITTAL



The Village at Toburn Lakes
Carnegie Properties LLC - Developer
Preston & Associates - Architects
Landscape International, Inc. - Landscape Architects

City of Kirkland Design Board Review

January 4, 2016

Meeting Objectives:

Obtain final design direction for:

- Building A
- Building B
- Buildings K & M
- Project Loading Environment
- Existing Retail Facade Redesign (Ross, etc.)

Future meetings:

- Phase II, Upper Site - Residential and Retail/Theatre
- Building C

JANUARY 4, 2015 MEETING OBJECTIVES



The Village at Totem Lakes
CenterCal Properties, LLC • Developer
Antunovich Associates • Architect
Landscape International, Inc • Landscape Architect

LANDSCAPE SITE PLAN

1"=50'-0"
NORTH
3



DRB DIRECTION:

Further develop 120th streetscape and facade work

RESPONSE:

In Response to comments received at the last DRB meeting the Applicant has fine tuned the elevations to add more planters, and has shown additional detailing regarding canopies, seating areas, and the loading area.



The Village at Totem Lake
CenterCal Properties, LLC • Developer
Anderson Associates • Architect
Landscape International, Inc • Landscape Architect

BUILDING A

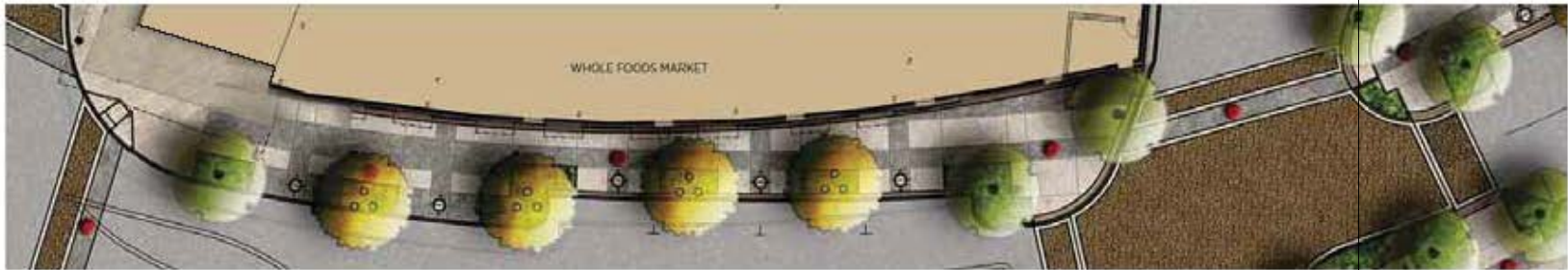


The Village at Tobern Lakes
Carnegie Properties LLC - Developer
Preston & Pugh Associates - Architects
Landscape International, Inc. - Landscape Architects

BUILDING A - RENDERING



BUILDING A EAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1/20



BUILDING MATERIALS

The Village at Toborn Lakes
Carnegie Properties LLC - Developer
Prestonich Associates - Architect
Landscape International, Inc. - Landscape Architect

BUILDING A - EAST ELEVATION



The Village at Totem's Lane
CarterOn Properties, LLC - Developer
Pittsburgh Architecture - Architects
Landscape Architectural, Inc. - Landscape Architects

BUILDING B

DRB DIRECTION:

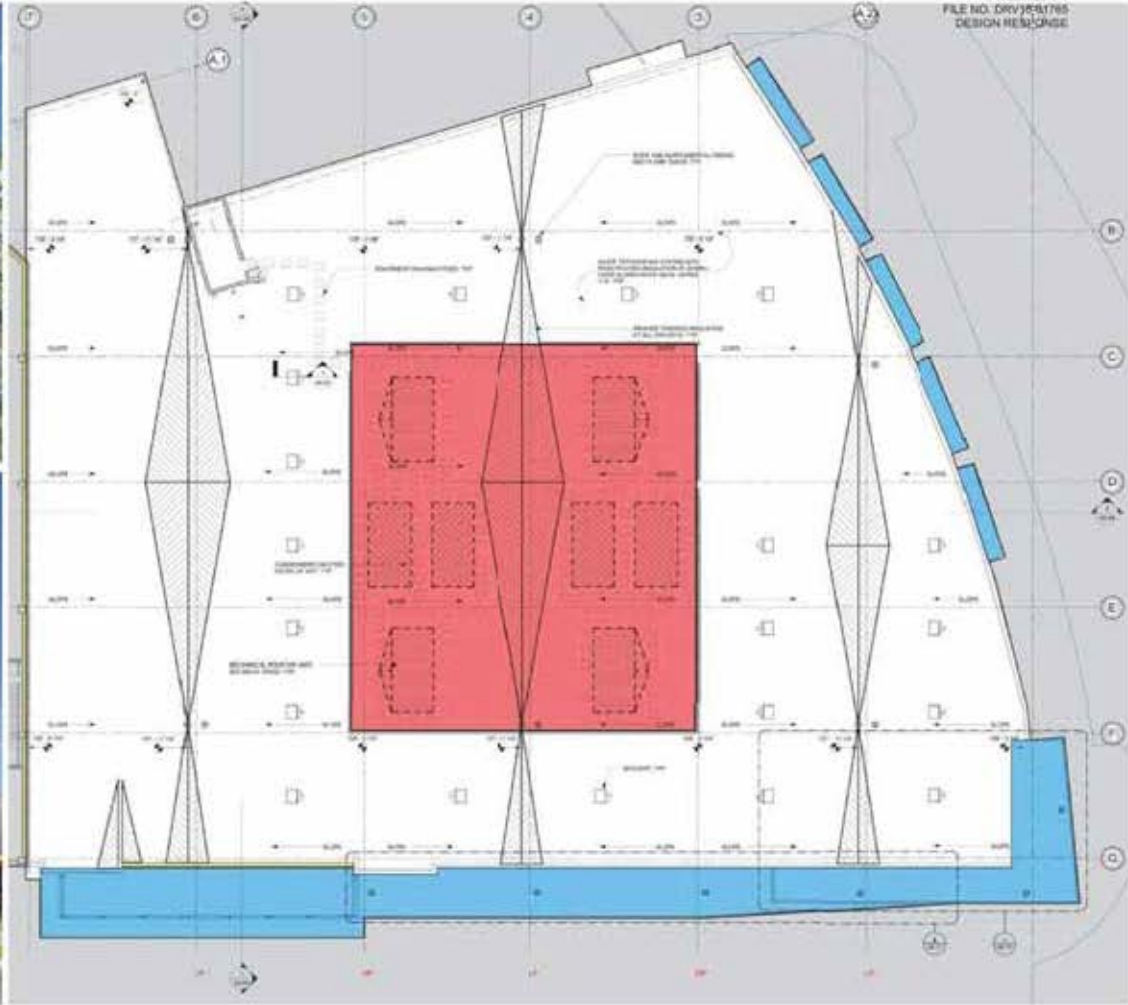
For Buildings A and B provide more information on canopies, parapets, and the proposed roof condition.

RESPONSE:

Buildings A and B will have designated mechanical zones that will be appropriately screened, parapets will have proper returns and canopies will be provide near continuous protection for the pedestrian around the site.



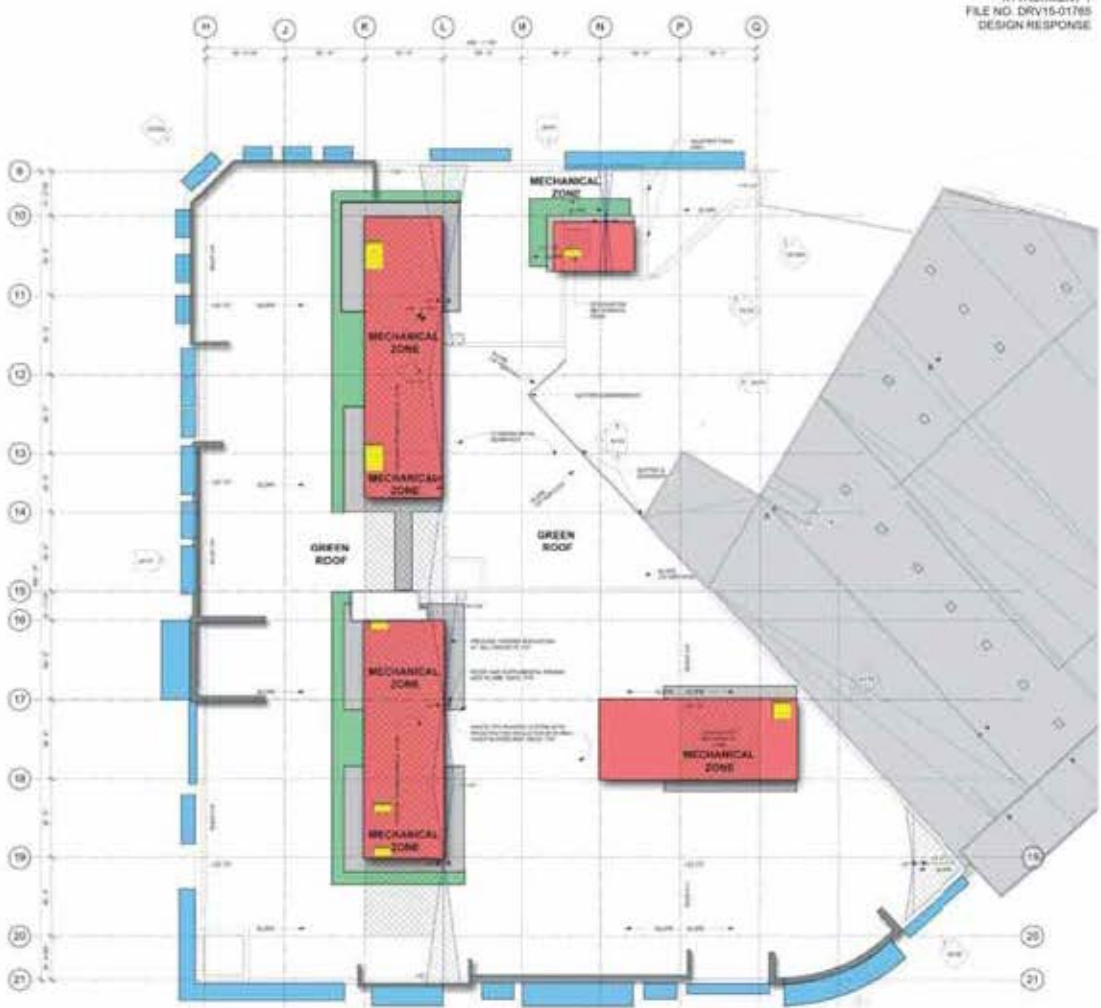
The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Uinscapes International, Inc. - Landscape Architect



BUILDING A - MECHANICAL AND CANOPY PLAN



The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antonovich Associates - Architect
Uinscapes International, Inc. - Landscape Architect



BUILDING B - MECHANICAL AND CANOPY PLAN

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET
ATTACHMENT 1
FILE NO. DRV15-01765
DESIGN RESPONSE



BUILT UP CANOPY - TWO ROOF METAL CLAD INTERNALLY DRAINED - EXTERIOR DOWNSPOUT



METAL AND GLASS EXTERNALLY SHEET DRAINED



METAL AND GLASS INTERNALLY DRAINED INTERIOR DOWNSPOUT



BUILT UP CANOPY - TWO ROOF METAL CLAD INTERNALLY DRAINED INTERIOR DOWNSPOUT

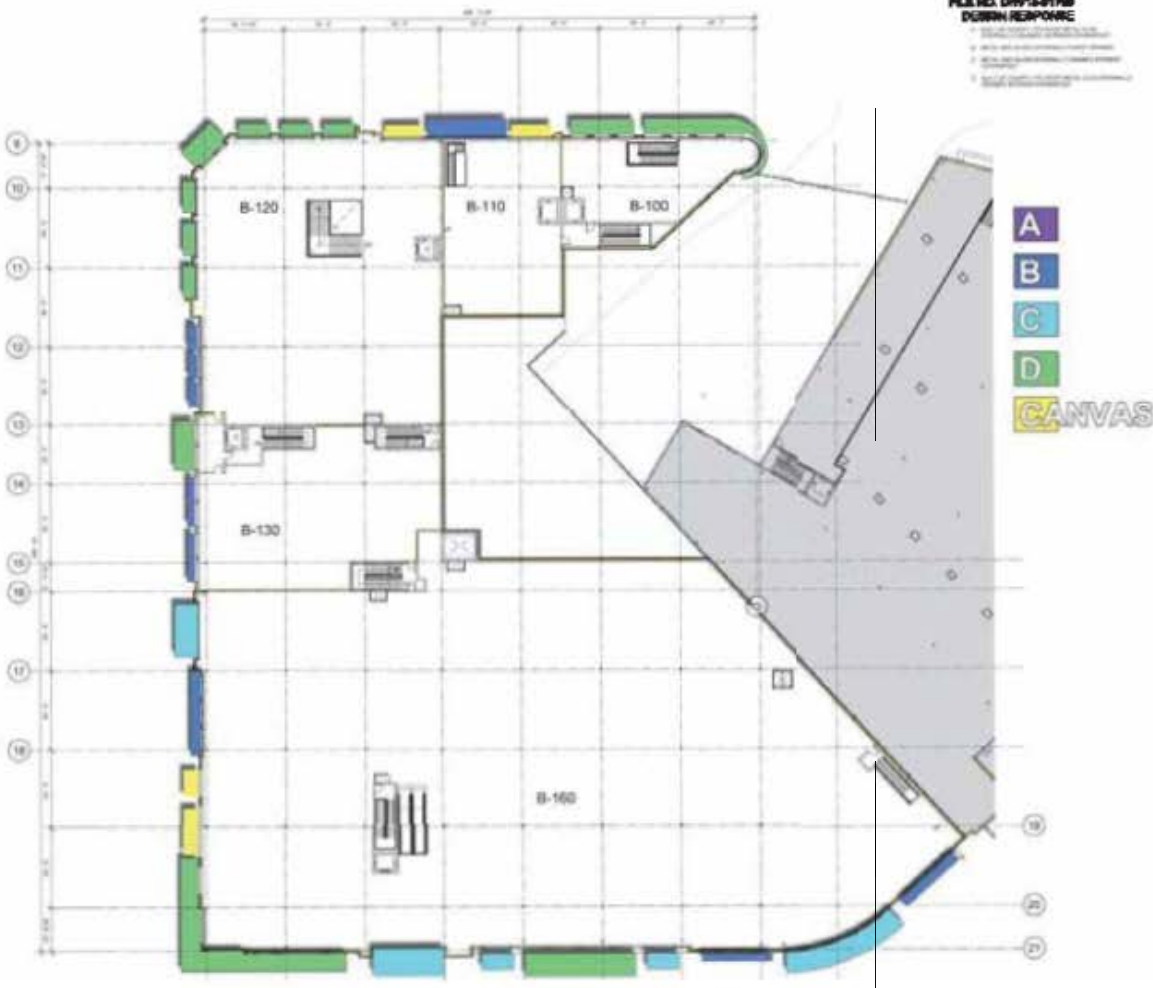
A

B

C

D

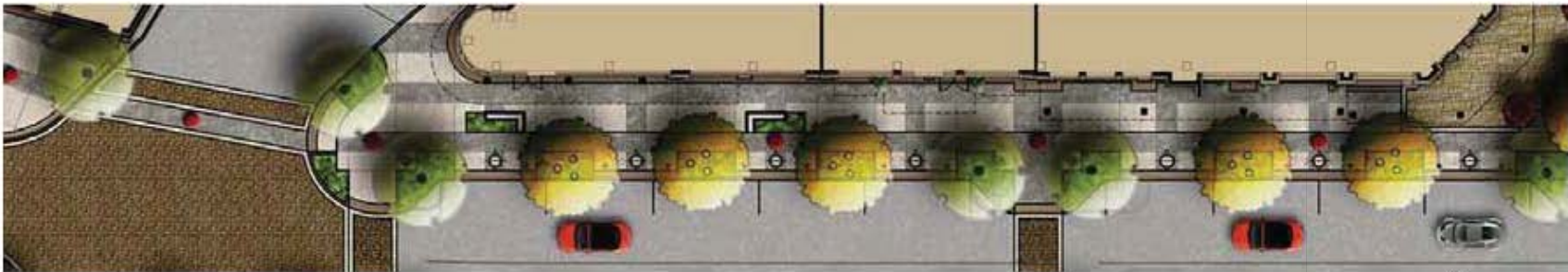
The Village at Totten Lake
Cortina Properties, LLC - Developer
Anderson Associates - Architect
Landscape International, Inc. - Landscape Architect



BUILDING B - CANOPY PLAN AND KEY

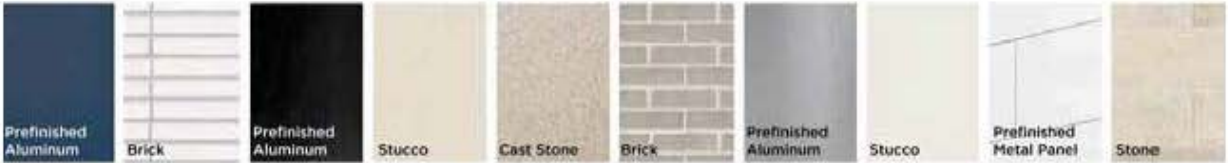


BUILDING B - NORTHEAST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN

SCALE 1/8"



BUILDING MATERIALS

The Village at Toborn Lakes
Carnegie Properties LLC - Developer
Preston & Associates - Architect
Landscape International, Inc. - Landscape Architect

BUILDING B - NORTHEAST ELEVATION



The Village at Tobern Lakes
CarterCl Properties LLC - Developer
PrestonWich Associates - Architect
Landscape International, Inc. - Landscape Architect

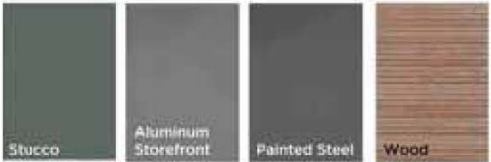
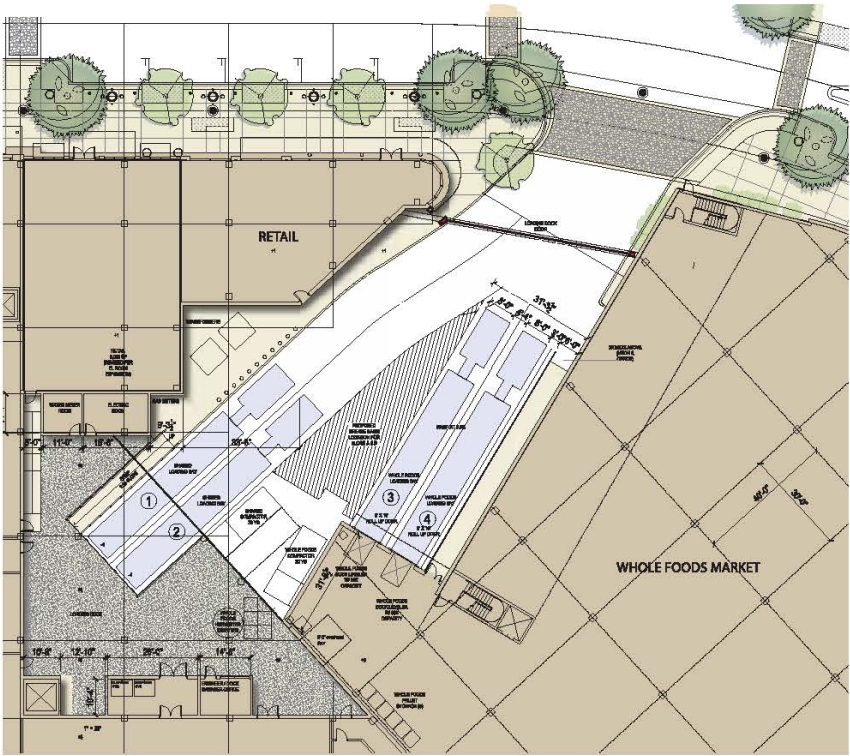
LOADING DOCK

DRB DIRECTION:

Please provide clear strategy for the loading dock and loading dock doors.

RESPONSE:

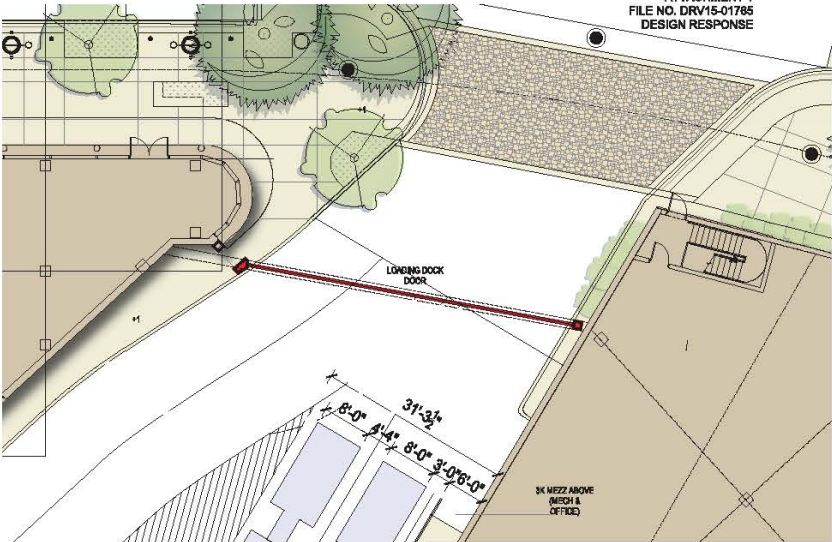
A combined central Loading Dock will be provided within the center of Building A and Building B accessible from 120th Avenue. The Loading Dock area will contain four truck docks, trash compactors and dumpsters, electrical transformers and other utility service elements. The Loading Dock area will be completely screened from 120th Avenue by a (50ft. x 20ft.) aluminum overhead door.



The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antonovich Associates • Architect
Lifescapes International, Inc • Landscape Architect

LOADING DOCK

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET
ATTACHMENT 1
FILE NO. DRV15-01765
DESIGN RESPONSE



ATTACHMENT 1
FILE NO. DRV15-01765
DESIGN RESPONSE



The Village at Totem Lake
Confidential Properties, LLC • Developer
Anturman Associates • Architect
Landscape International, Inc. • Landscape Architect

LOADING DOCK - PERSPECTIVE LOOKING SOUTH ON 120TH



The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antonovich Associates - Architect
Uniscapes International, Inc. - Landscape Architect

LOADING DOCK - PERSPECTIVE LOOKING NORTH ON 120TH



DRB DIRECTION:

Please clearly define the design intent and material palette for Building K

RESPONSE:

Building K, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.

The Village at Tobem Lake
CenterCal Properties, LLC • Developer
Architectural Associates • Architect
Landscape International, Inc. • Landscape Architect

BUILDING K



The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antonovich Associates - Architect
Landscape International, Inc. - Landscape Architect

BUILDING K - RENDERING



BUILDING MATERIALS



NORTH ELEVATION



WEST ELEVATION



The Village at Tobern Lakes
Carnegie Properties LLC - Developer
Preston & Associates - Architects
Landscape International, Inc. - Landscape Architects

BUILDING K - ELEVATIONS AND PLAN



BUILDING MATERIALS



SOUTH ELEVATION

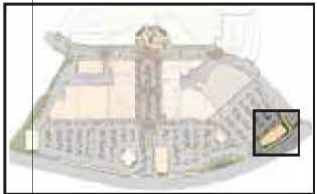


The Village at Tobern Lakes
Carnegie Properties LLC - Developer
Preston & Associates - Architects
Landscape International, Inc. - Landscape Architects

BUILDING K - ELEVATION



FINISH MATERIALS



KEYMAP



The Village at Totem Lake
CenterCal Properties, LLC · Developer
Antonovich Associates · Architect
Lifescapes International, Inc · Landscape Architect

AREA 1 - LANDSCAPE PLAN ENLARGEMENT
Intersection at 120th Avenue & Totem Lake Blvd



DRB DIRECTION:

Please clearly define the design intent and material palette for Building M

RESPONSE:

Building M, a multi-tenant retail building, is an elegant structure with appropriate scale and architectural expression. The entrances are emphasized with a change in material and elevated roof lines.

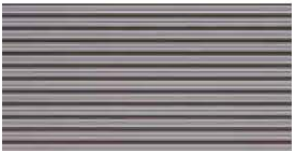
The Village at Totem Lake
CenterCal Properties, LLC • Developer
Anderson Associates • Architect
Landscape International, Inc • Landscape Architect

BUILDING M



The Village at Totem Lake
CenterCal Properties, LLC - Developer
Antunovich Associates - Architect
Lilscapes International, Inc. - Landscape Architect

BUILDING M - RENDERING



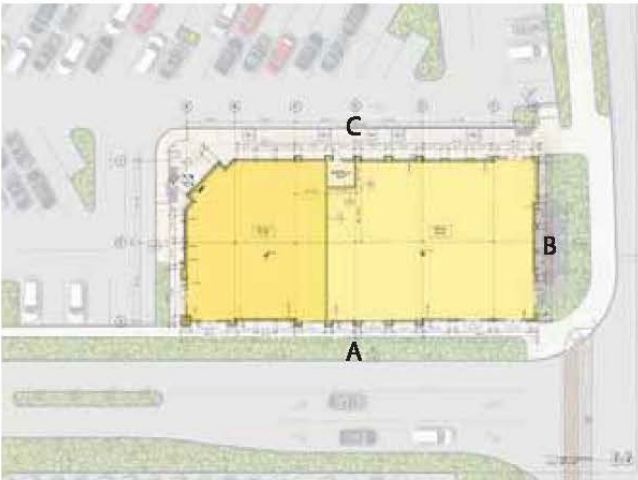
BUILDING MATERIALS



NORTHEAST ELEVATION - C

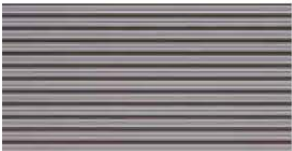


SOUTHWEST ELEVATION - B

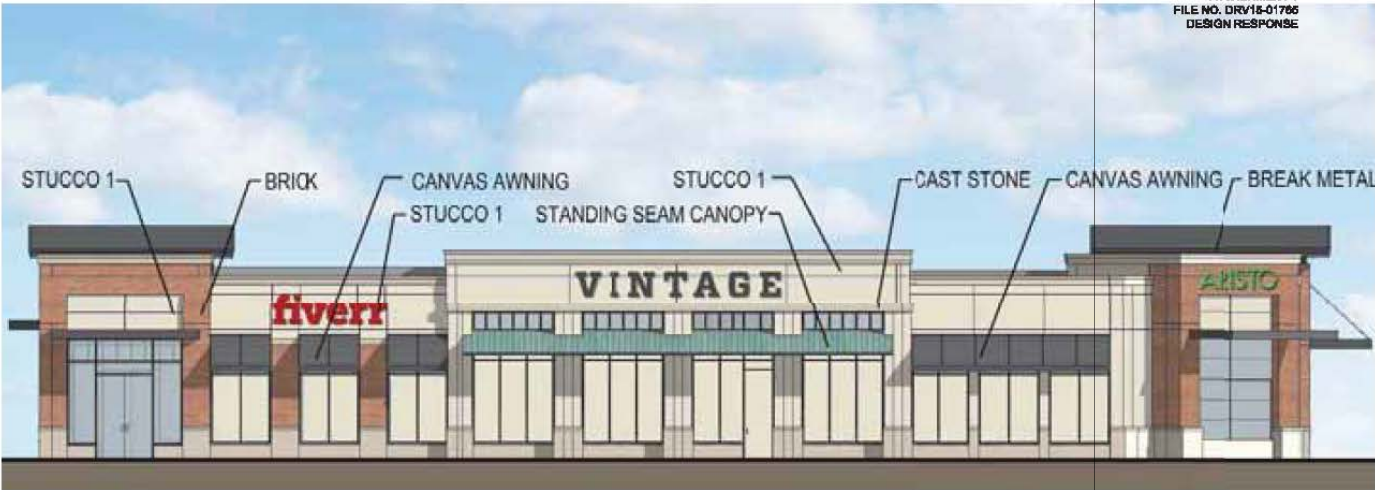


The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antonovich Associates • Architect
Lifescapes International, Inc. • Landscape Architect

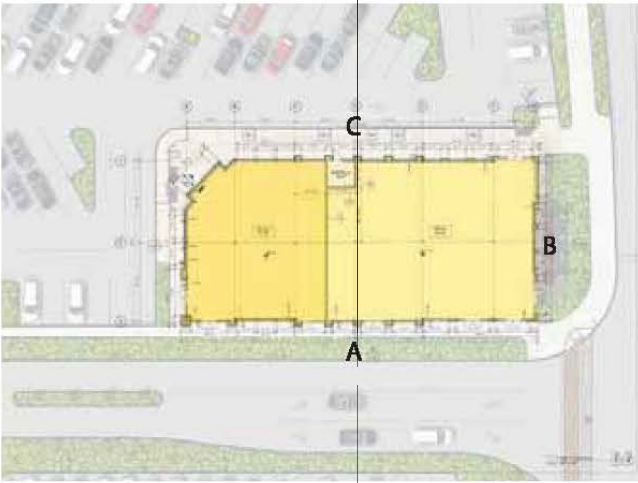
BUILDING M - ELEVATIONS AND SITE PLAN



BUILDING MATERIALS

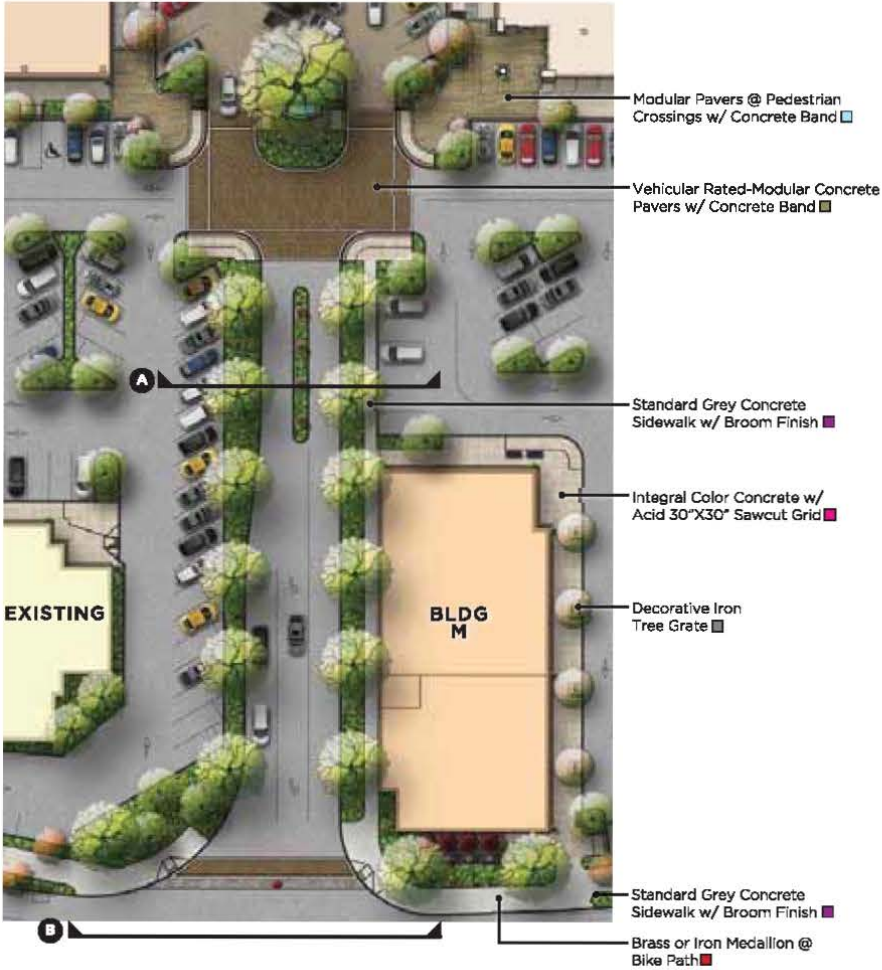


NORTHEAST ELEVATION - A

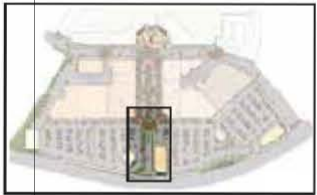


The Village at Totem Lake
CenterCal Properties, LLC • Developer
Antonovich Associates • Architect
Lifescapes International, Inc. • Landscape Architect

BUILDING M - ELEVATIONS AND SITE PLAN



FINISH MATERIALS



KEYMAP

0 10 20 40 NORTH
SCALE 1"=20'-0"

25

The Village at Totem Lake
CenterCal Properties, LLC · Developer
Antonovich Associates · Architect
Lifescapes International, Inc · Landscape Architect

AREA 7 - LANDSCAPE PLAN ENLARGEMENT
Village Entry Drive

Project Information

NAME:	The Village at Totem Lake
ADDRESS:	Kirkland, Washington
CITY/ST/ZIP:	Kirkland, Washington
COUNTY:	King County
# OF BLS:	8 (Phase I)
PRODUCT TYPE:	Mixed-Use Development
SITE AREA:	914,969 SF / 21 ACRES (Phase I & Phase II)
PARKING STALLS:	1,300
RESIDENTIAL UNITS:	150
RETAIL GSA:	277,000



Project Description

Village at Totem Lake

Project Goal:

To completely transform an antiquated retail center at what has evolved into a primary trade node in north Kirkland, along the I-405 corridor, into a signature mixed-use development.

Project Summary:

The Village at Totem Lake will become a dynamic mixed-use project focused on expanded retail offerings, a new market, restaurants and cafes, entertainment and upmarket residential.

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Project Phasing:

In order to move this project along in a timely manner, phase one is focused on the lower existing mall site, primarily driven by some strategic relocations needed to maintain certain existing tenants. This essentially creates, what CenterCal believes would be a slight delay on starting a phase two, which is presently the site of the upper mall. This area is expected to begin development almost in parallel to the phase one effort, but may take slightly longer to complete.

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Major Design Considerations:

- Creating a new village core for what has become the Totem Lakes business district, on the site of what had been traditionally the primary retail center in this part of north Kirkland.
- Develop the property to its fullest potential by combining a shop, live, work, and play environment, thus creating a vibrant new neighborhood.
- The variety of uses complement both one another, and the community at large
 - New retail offerings to capture lost retail sales.
 - A new upscale grocer
 - Restaurants and cafes to expand the appeal of the new Village
 - Entertainment options.
 - Public gathering spaces, walkways and pedestrian zones that tie together these attractions in a stylish village setting.
 - New upscale residential units that create a distinct sense of neighborhood.
- The site is adjacent to both a regional transit station and a major medical center.
- Creation of distinct retail addresses that can take advantage of both its vistas from 124th Street, and the more pedestrian-oriented internal streetscapes and a reimagined 120th Street corridor.
- Take advantage of the adjacent Totem Lake park, and the bike path that will transverse the site from the transit center and medical complex connecting to the Kirkland Cross Corridor.

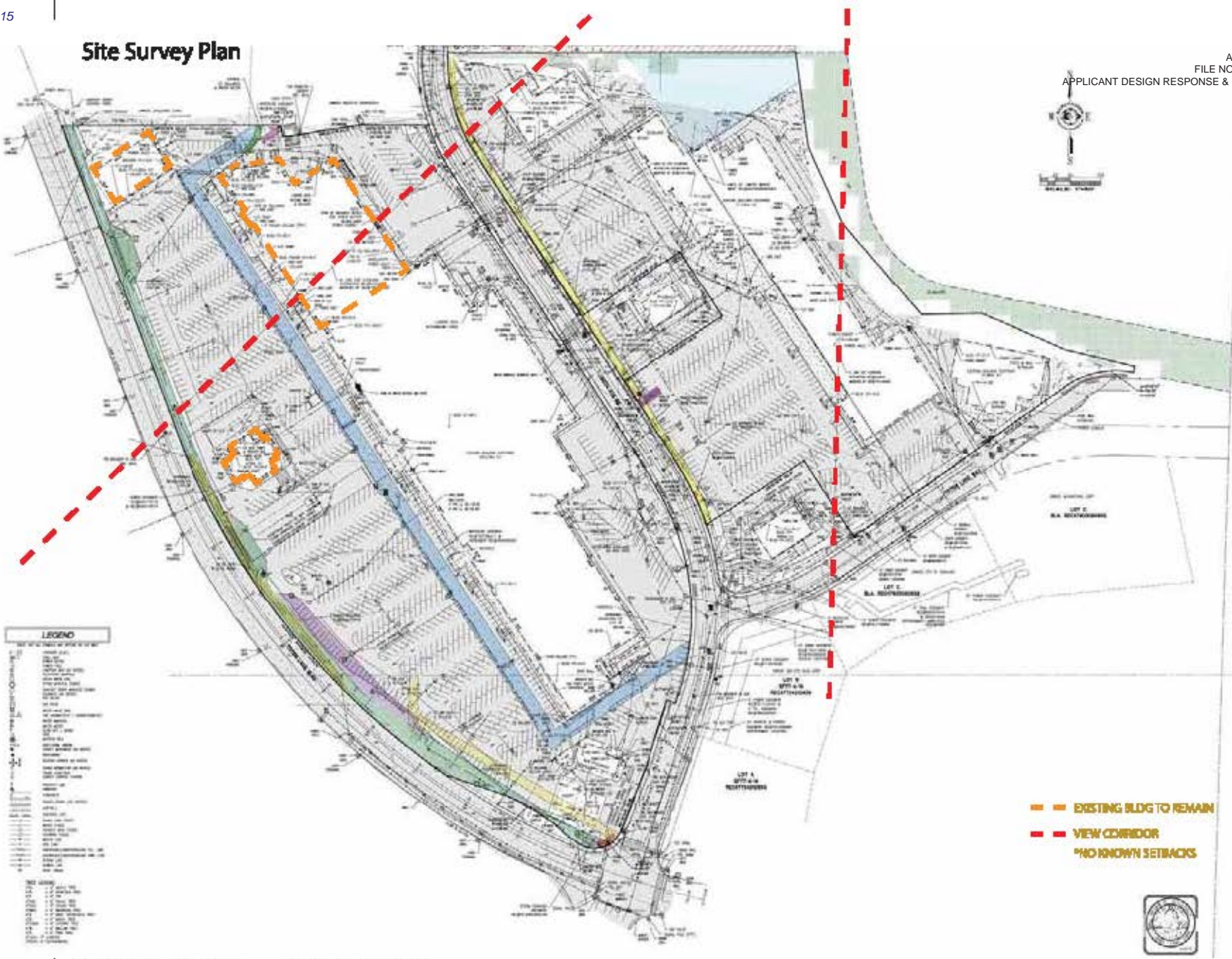
DRB Comments

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET

Village at Totem Lake

Responses to DRB 9/21/15:

1. Totem Lake Blvd has a 10' bike/pedestrian lane requirement. Rather than modify the lanes to accommodate the bike lanes we have agreed to include this within our property along Totem Lake Blvd within our landscaping. The city has requested a meandering path which we have in our presentation. We have also looked at a straight solution which would provide the city requested separation from the street and also allow for trees on both sides of the path.
2. In the previous DRB a series of "quality statements" from CCP projects; we will bring a presentation of CenterCal projects to the meeting to show the high level of product we aspire to on our projects.
3. There were discussion relative to tenant improvement/storefront design control. I will bring a sample Tenant Criteria and Signage Criteria for DRB review. These are currently in process and will very much control the design, materials etc. in order to provide a consistency within the architectural theme of the project.
4. DRB requested the existing transit stop and connection to the Transit station be noted on the circulation plan along with the proposed bike paths. We also agreed to investigate a connection to properties on the north boundary of the site. Upon investigation the grade difference from our site to the other properties to the north are far too extreme, 30-60' differences prohibit any connection. We are working with Evergreen Hospital on a pedestrian access from our site to their MOB parking structure. The pedestrian walk bisecting the Ross parking lot moving west to east has been incorporated into our updated parking plan.
5. DRB requested we study the amenity spaces on the northwest corner of the site adjacent AutoZone to accommodate pedestrians. The sidewalk grade along the street and 6-12' retaining wall make a 10' walk cost prohibitive and the node at the entrance does not work well for an amenity space.
6. DRB requested a series of source images and visuals of canopies/awning, kiosks, etc. These are incorporated into the DRB presentation.
7. DRB requested images of gate proposal for the bldg. A&B service area. Design ideas are included in the presentation.
8. DRB requested a particular study of the residential west façade on bldg. C. We have addressed this with materials and the building design as it moves forward.
9. Plant materials that were suggested during the last DRB have been taken into consideration. Our Landscape Architect will participate in the DRB meeting.



ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET

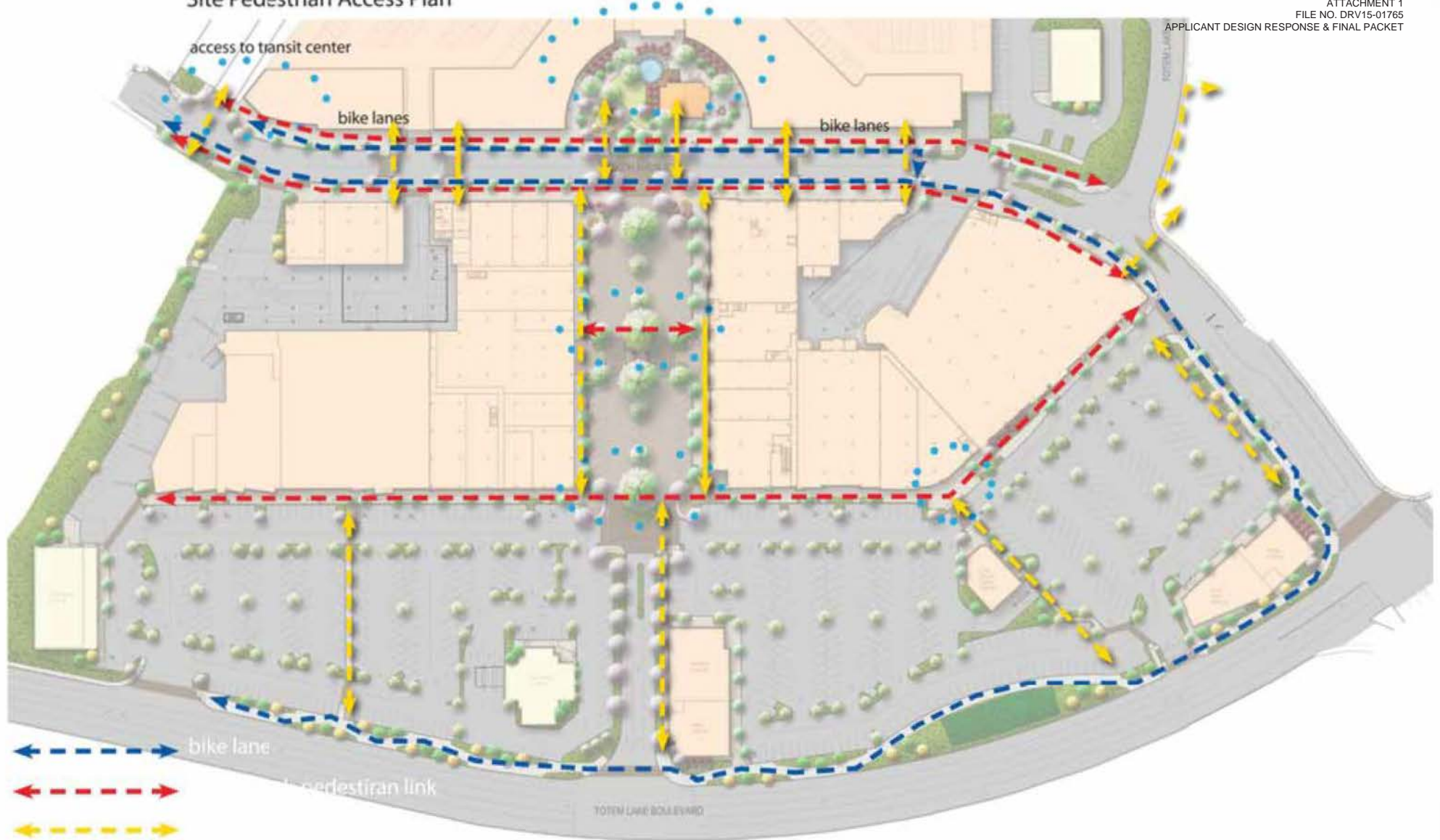
Conceptual Renderings

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE TO FINAL REVIEW



Site Pedestrian Access Plan

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



CenterCal Properties, LLC | The Village at Totem Lake

Site Pedestrian Access Plan

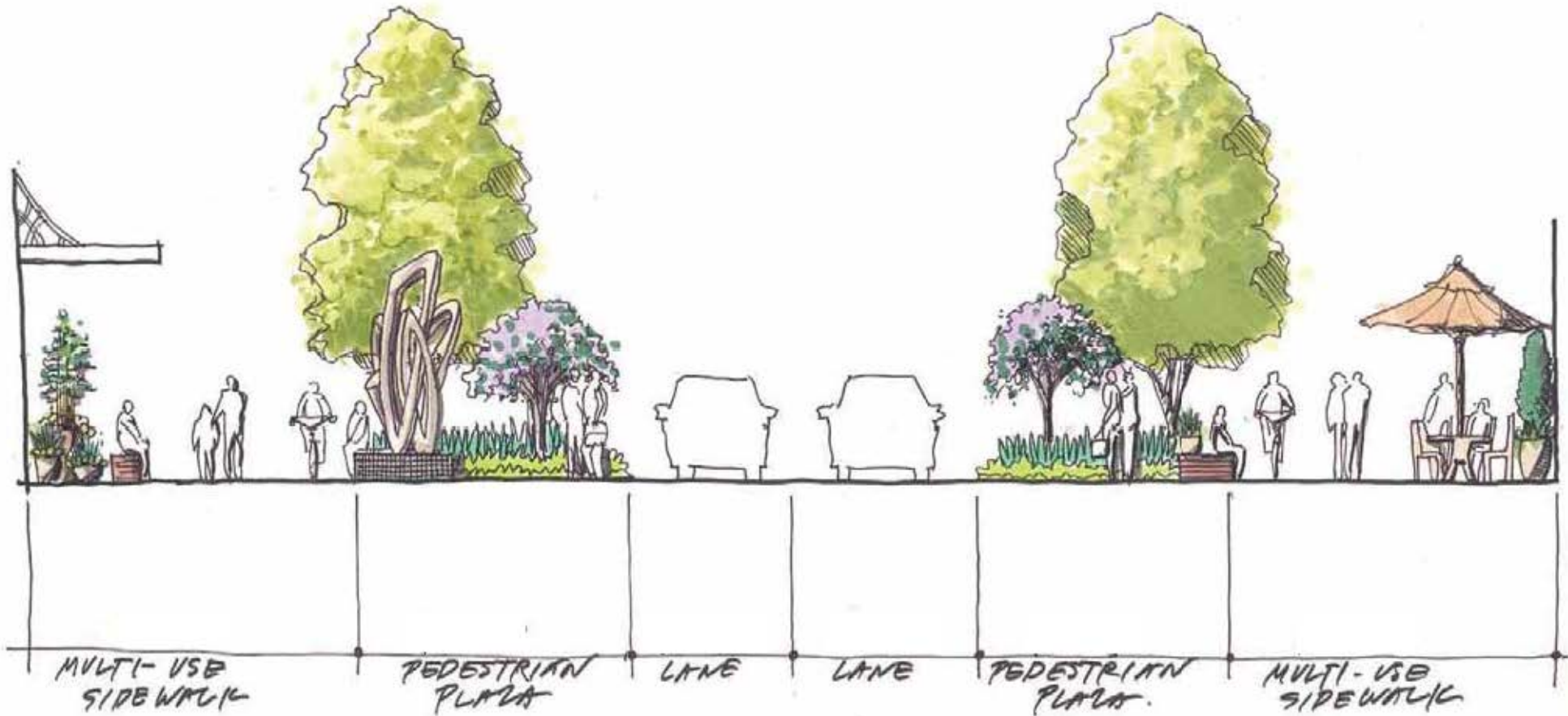
Landscape Master Plan

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



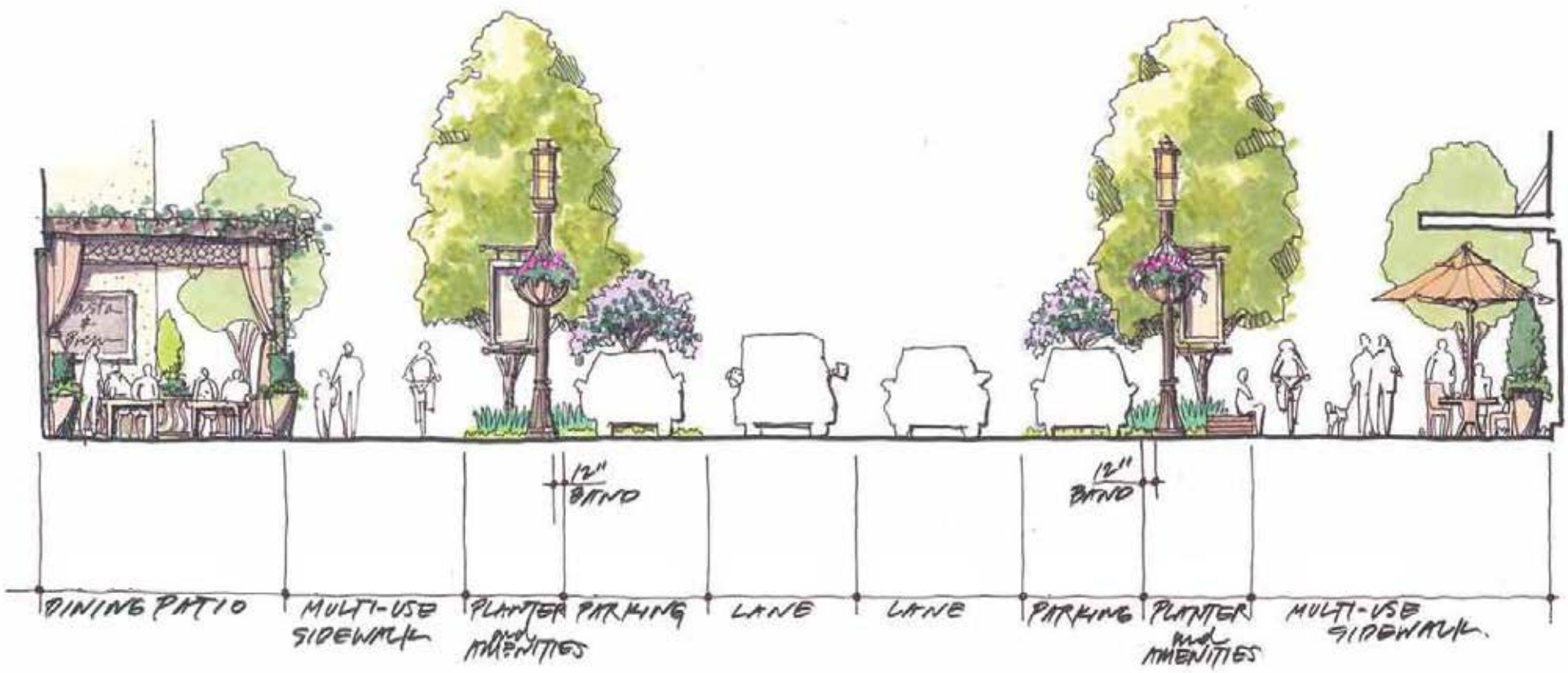
Landscape Cross Section - 120th Street

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



Landscape Cross Section - 120th Street

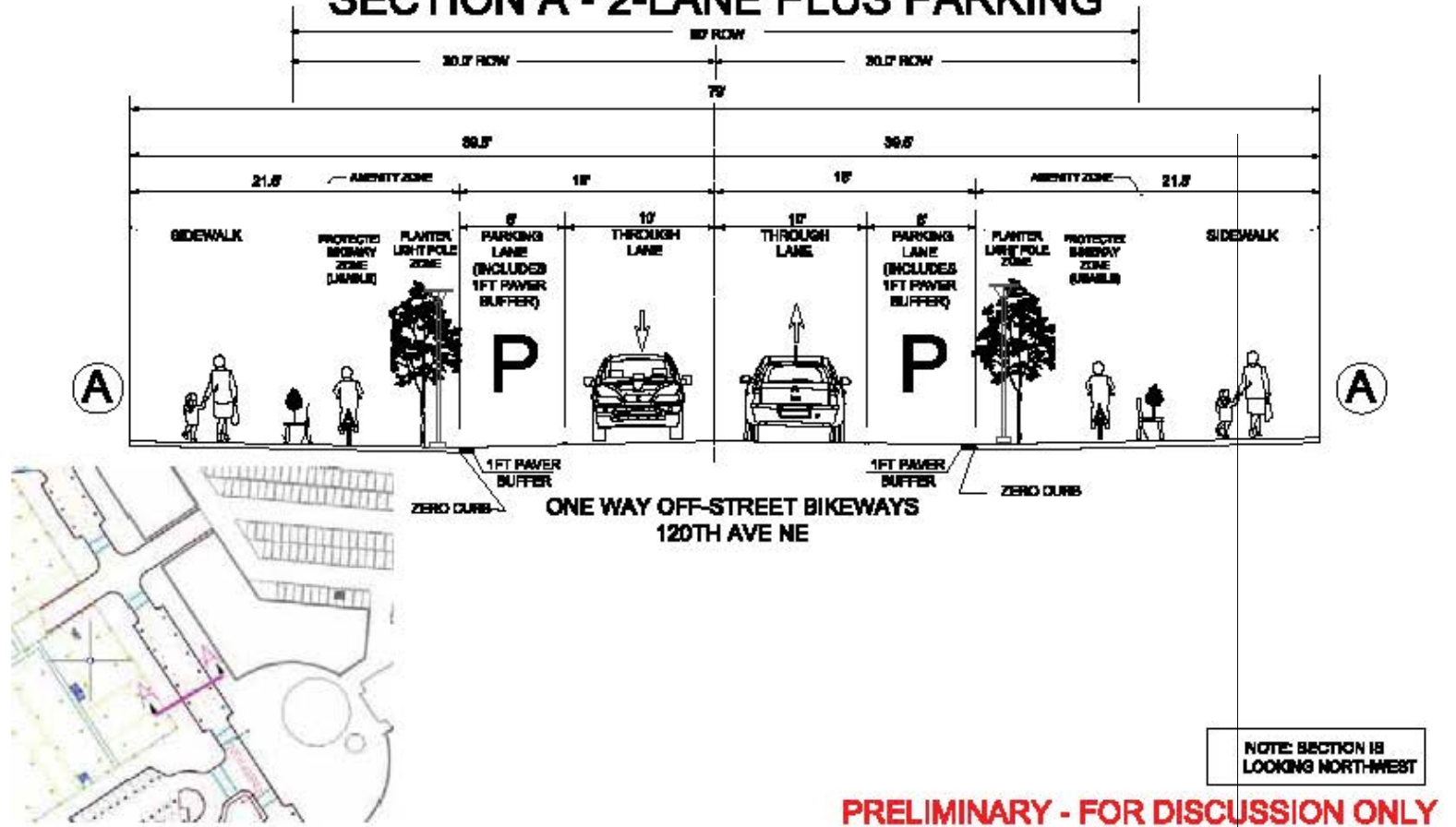
ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



Landscape Cross Sections

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET

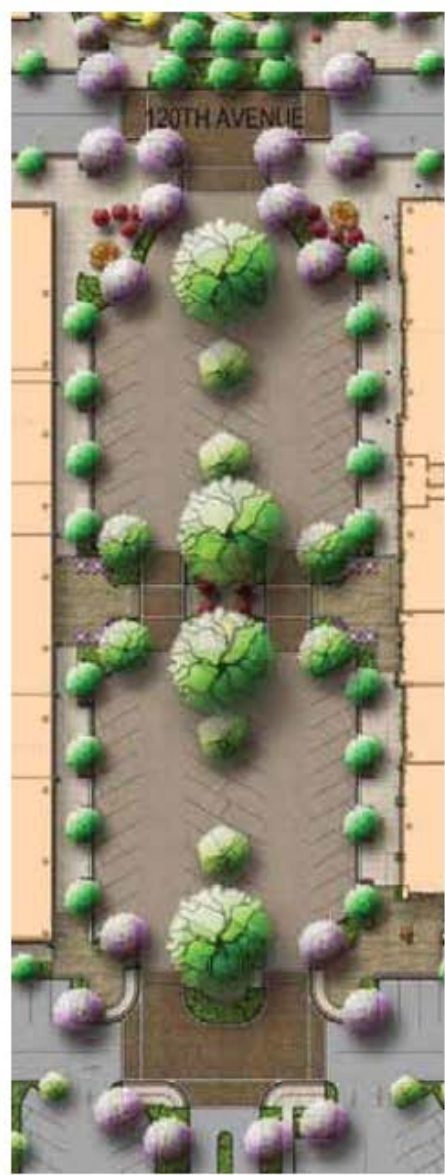
10-14-2015 PREFERRED OPTION SECTION A - 2-LANE PLUS PARKING



DATE: 10/14/2015	TENW Transportation Engineering Northwest Transportation Planning Design Traffic Impact & Construction 11400 SE 24th Street, Suite 200, WA 98044 Office (206) 889-6747 Project Contact: Chris Bickel, P.E. Phone: 425-455-4000	THE VILLAGE AT TOTEM LAKE KIRKLAND, WASHINGTON	SHEET 1
		120TH AVE NE ROADWAY DEVELOPMENT CONCEPT	OF 3

Landscape Master Plan - Main Street Park

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET



Landscape

VILLAGE MAIN STREET



STREET FRONTAGE



Landscape

SPECIMEN / CANOPY TREE

ACER PLATANOIDES 'EMERALD QUEEN'
EMERALD QUEEN MAPLE

PLATANUS K. CACUMIFLUA
BLOODHOLE LINDEN TREE

PRUNUS CERASOPERA
CHERRY BLOSSOM

QUERCUS RUBRA
RED OAK

STREET TREE

ACER RUBRUM 'ARMSTRONG'
ARMSTRONG MAPLE

BONAPARTEA CACUMIFLUA 'PURPLE ROSE'
PURPLE ROSE BONAPARTEA

ILIA TOMENTOSA
STERNING STORING LINES

QUERCUS AGULY 'KALOSKOS'
KALOSKOS OAK

PARKING LOT TREE

ACER PLATANOIDES 'EMERALD QUEEN'
EMERALD QUEEN MAPLE

LARIX LARicina
LARCH TREE

MALUS SPECIES 'SPRING SHOW'
SPRING SHOW MALUS

FLOWERING / FOLIAGE ACCENT TREE

ACER GINSENG 'MULTI TRUNK'
MULTI TRUNK ACER

ACER PLATANOIDES 'BLOODHOLE'
BLOODHOLE MAPLE

ACER PLATANOIDES 'SPRING SHOW'
SPRING SHOW MAPLE

AEOLUS X GARNER 'SPRING SHOW'
SPRING SHOW AEOLUS

CERIS DANABRIS
DANABRIS CHERRY

DEYUS DANABRIS 'FOREST HAWK'
FOREST HAWK DEYUS

OPULIS INFLUA 'SAPPHIRE'
SAPPHIRE OPULIS

OPULIS INFLUA 'SAPPHIRE'
SAPPHIRE OPULIS

MAGNOLIA ELIZABETH
ELIZABETH MAGNOLIA

MAGNOLIA ELIZABETH
ELIZABETH MAGNOLIA

PIRUS CALIFORNIA 'CHAMPION'
CHAMPION PIRUS

PIRUS CALIFORNIA 'CHAMPION'
CHAMPION PIRUS

SCREEN TREE

PIRUS ELIZABETH
ELIZABETH PIRUS

PIRUS ELIZABETH
ELIZABETH PIRUS

PIRUS ELIZABETH
ELIZABETH PIRUS

PIRUS ELIZABETH
ELIZABETH PIRUS

PIRUS ELIZABETH
ELIZABETH PIRUS

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET

Landscape

ATTACHMENT 1
FILE NO. DRV15-01765
APPLICANT DESIGN RESPONSE & FINAL PACKET

